

# Development Opportunity

Former High School, Callerton Lane, Ponteland, Northumberland, NE20 9EY

## FOR SALE

- **Outstanding development land opportunity** in highly sought-after location.
- Site area of approximately **5-acres (2-Ha)**.
- **Positive Pre-Application Enquiry** response received supporting the principle of a range of uses, including **residential**.
- Informal sealed tenders sought by 12noon **Wednesday 9th September 2026**.

**AVISON  
YOUNG**

  
**Northumberland**  
County Council





# Former High School, Callerton Lane Ponteland, Northumberland, NE20 9EY

## Location

The town of Ponteland is located within the administrative area of Northumberland County Council. It has a population of 11,669 (2021 Census).

Ponteland is positioned approximately 8-miles north-west of Newcastle upon Tyne. Darras Hall is located to the south of Ponteland and is recognised as one of the regions prime executive housing locations with a large number of homes having multi million-pound values.

The town is a well-served, affluent and benefits from a range of facilities and amenities including schools, local and regional retail/shops (including Waitrose), pubs, restaurants, care homes, a golf club and leisure and recreational facilities.

## Connectivity

**Road** – The site has road frontage onto Callerton Lane, to the west. Callerton Lane connects to Darras Hall and Rotary Way, to the south, which in turn connects to the A696, which provides direct access to Newcastle International Airport and Newcastle City Centre, to the south-east.

**Rail** – Newcastle Central Railway Station is located approximately 8.5-miles south-east of Ponteland. The Airport Metro Station is approximately 1.5-miles east.

**Air** – Newcastle International Airport is approximately 1.5-miles to the south-east of Ponteland. It provides both scheduled and chartered flights to a range of national and internal destinations.



# The Site

## Description

The site extends to approximately 5-acres (2-hectares) gross area. It is irregular in shape, is mainly flat and is shown edged red on the site plan included within these particulars. Footpath (reference: 419/016) is positioned to the east of the site.

It comprises part of the former Ponteland High School, which was demolished in c.2020/21. It has been cleared and is currently covered with a mixture of grass and shrubs.

The former school buildings and accommodation, which covered the site, have been demolished. Previously they incorporated a mixture of one and two-storey buildings and tarmacadamed hard standing/playgrounds. A Site Investigation Report is contained within the data room.

Ponteland Community Primary school is positioned immediately north of the site, with Ponteland Community Fire Station to the west, playing fields to the south and agricultural land to the east.

## Tenure

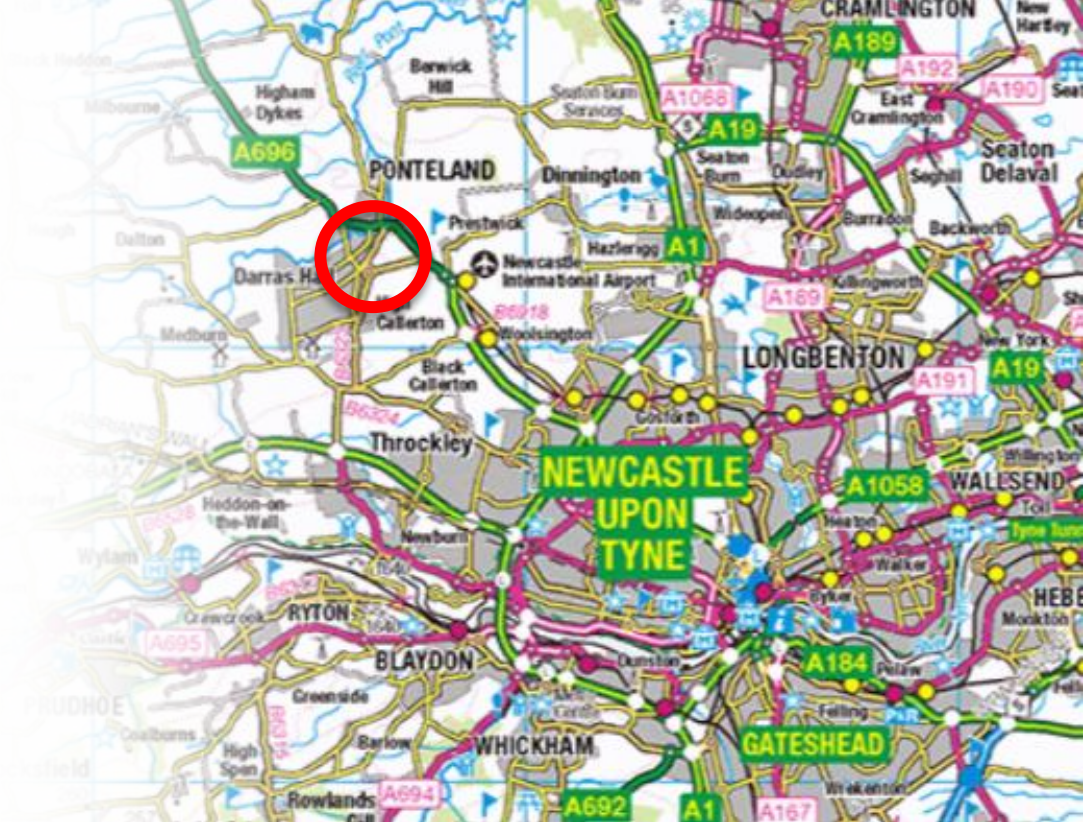
The site is registered under the title number: ND109348. It is to be sold freehold with vacant possession and subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The land hatched blue within the site plan is in the process of being transferred into the ownership of the Vendor. Please include this land within your offer and design proposals.

## Services and Highways

We understand that mains services are available to the site. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

An indicative plan showing a potential access solution to serve the site has been prepared and is available via the Data Room. It is for interested parties to satisfy themselves in relation to access into the Site.



Site Plan for illustrative purposes only. Not to scale.

## Planning

The Local Planning Authority is Northumberland County Council. It has prepared a **Development Brief** document, which is available via the Data Room.

The site is located within the Green Belt. However, given that it consists of Previously Developed Land (PDL), development of the site would not be considered inappropriate as long as it does not cause substantial harm to the openness of the Green Belt.

The Development Brief confirms that the site is well related to Ponteland, providing access to services and making residential reuse more justifiable on planning balance. A minimum of 25% of any dwellings built on the site are to be of affordable tenures.

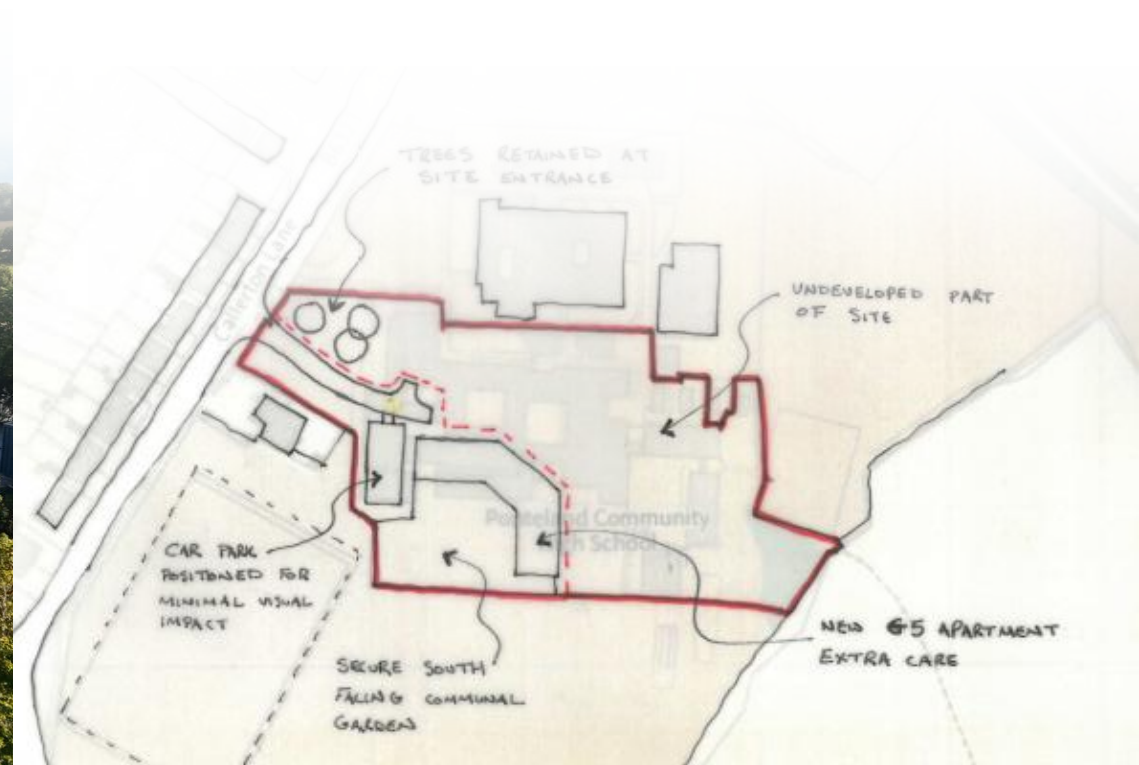
## Delivery Options

Our client's preference would be for the inclusion of a c.65-75-bed **affordable extra care facility** within future design proposals for the Site (see indicative plan below as an example of how this may be accommodated).

Our client has commissioned a Site Investigation Report as well as additional information/reports to enable interested parties to make robust and informed bids considering the information provided within the Data Room.

The vendor remains open to all offers and future end uses. The Development Brief details a number of potential uses (subject to planning) including (but not limited to): -

1. Residential (including bungalows);
2. Residential Institutions;
3. Commercial/Employment; and
4. Sports/Recreation.
5. Supported living or affordable extra care premises;





## Guide Price

Offers Invited.

Offers are invited on an unconditional or conditional basis.

## Method of Sale

Avison Young are seeking to dispose of the client's freehold interest via **Informal Sealed Tender**.

Offers are invited for the site, as a whole **or** in part (for example, Affordable Extra Care facility and remaining development site).

We are seeking tenders from Purchasers/Development Partners detailing their proposed scheme, how they will deliver the scheme, the proposed delivery vehicle and capital receipt to Northumberland County Council

**Tenders should be submitted by completing the bid proforma available in the data room.** A copy of the bid proforma is available in the Data Room.

Offers are to be submitted by **12noon** on **9<sup>th</sup> September 2026**.

Offers should be submitted via email to both of the following:-

### Jack Sellick

[jack.Sellick@avisonyoung.com](mailto:jack.Sellick@avisonyoung.com)

### Pippa Heron

[pippa.heron@avisonyoung.com](mailto:pippa.heron@avisonyoung.com)

Late tenders will not be considered (unless in exceptional circumstances and at our client's discretion). Our client reserves the right not to progress with any of the offer received.

Overage and clawback provisions may be incorporated into the sales contract.

## Viewings

Please see Viewing Days information within the Data Room. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the site without prior arrangement and agreement.

## Professional Fees

The purchaser will cover the vendors legal and surveyor fees of 2% of the purchase price, plus any disbursements.

## VAT

The council have exercised its option to tax in relation to this site.

All offers received will be deemed to be exclusive of VAT where chargeable. All interested parties are to make their own enquiries of HMRC and take their own tax advice.

## Data Room

The Data Room is available via the following link: -

<https://portal.kato.app/data-room/1129/former-high-school-callerton-lane>

It includes the following documents:

- Title Register & Plans;
- Aerial photography;
- Site and Locations Plans
- Development Brief
- Site Investigation Report
- Ecological Report
- Topographic Survey
- Utility Survey

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

## Subject to Contract

# For more information about this property, please get in touch.

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.